



REF: # 3969

ORIHUELA COSTA (VILLAMARTIN-PAU26)



#### INFO

PRICE:	199.000 €
PROPERTY TYPE:	Villa (Semi detached)
CITY:	Orihuela Costa (Villamartin-Pau26)
BEDROOMS:	3
Bathrooms:	2
Build ( m2 ):	109
Plot ( m2 ):	121
Terrace ( m2 ):	-
Year:	2017
Floor:	-
Old price	-



#### DESCRIPTION

NEW modern design luxury south/west facing 2 and 3 bedroom,2 bathroom Semi-Detached Villa "Augusta Villas –Sunset " Contemporary style located in "VILLAMARTIN – PAU 26" close to Villamartin Plaza and Clubhouse and 4 km to the sandy beaches of Orihuela Costa. The complex is formed by 32 Semi-Detached villas with 3 or 2 bedrooms and 2 bathrooms, on the ground floor open living /dining area with modern Americans style kitchen 1bedroom,1 bathrooms, 2 bedroom with built-in wardrobe,1 bathroom and balcony on the first floor , 19m2 private solarium, south/ west facing with an independent plot from 119 to 212m2 with option to build one private pool, spacious garden and private parking space. Close to supermarket, restaurants and bars.

#### ENERGETIC CERTIFIED



<b>STYLE</b> <ul style="list-style-type: none"><li>• Modern</li><li>• Contemporary</li></ul>	<b>VIEWS</b> <ul style="list-style-type: none"><li>• Panoramic views</li><li>• Mountain views</li></ul>	<b>AIRCONDITIONING</b> <ul style="list-style-type: none"><li>• Central airconditioning</li></ul>	<b>DISTANCE TO :</b> <div>Beach : 5 Km</div> <div>Airport: 50 Km</div> <div>Town center : 2 Km</div>
<b>ORIENTATION</b> <div>South</div>	<b>FURNITURE</b> <ul style="list-style-type: none"><li>• Not furnished</li></ul>	<b>PARKING</b> <div>Garage no Cars : 1</div> <div>Parking no Cars: 1</div>	<b>MAIN LIVING AREA</b> <ul style="list-style-type: none"><li>• Storage</li></ul>
<b>FLOORING</b> <ul style="list-style-type: none"><li>• Tile floors</li><li>• Stone floors</li></ul>	<b>KITCHEN</b> <ul style="list-style-type: none"><li>• Open kitchen</li><li>• Equipped kitchen</li><li>• Granite countertop</li></ul>	<b>GARDEN AND TERRACES</b> <ul style="list-style-type: none"><li>• Covered terrace</li><li>• Open terrace</li><li>• Exterior lights</li><li>• Automatic watering system</li><li>• Fenced</li><li>• Stone walls</li><li>• Private garden</li><li>• Communal Garden</li></ul>	<b>EXTRA</b> <ul style="list-style-type: none"><li>• Built in wardrobes</li><li>• Reinforced door</li><li>• Double glazed windows</li></ul>

































08	07	06	05	04	03	02	01
25	26	27	28	29	30	31	32

PARCELA TIPO. 121,00m²

PLANTA BAJA	
SALÓN-COMEDOR-COCINA	31,00m²
HABITACION 3	8,50m²
BAÑO 2	3,50m²
TERRAZA 1 (100%)	8,00m²
PLANTA PISO	
HABITACION 1	10,00m²
HABITACION 2	10,60m²
PASO	6,60m²
BAÑO 1	3,60m²
TERRAZA 2 (100%)	3,00m²
TERRAZA 3 (100%)	5,60m²
<b>TOTAL</b>	<b>90,40m²</b>
<b>SOLARIUM</b>	<b>19,50m²</b>

## PLANTA SOLARIUM

3 DORMITORIOS / **BEDROOMS**  
2 BAÑOS / **BATHROOMS**  
SOLARIUM



08	07	06	05	04	03	02	01
25	26	27	28	29	30	31	32

PARCELA TIPO. 121,00m²

PLANTA BAJA	
SALÓN-COMEDOR-COCINA	31,00m²
HABITACION 3	8,50m²
BAÑO 2	3,50m²
TERRAZA 1 (100%)	8,00m²
PLANTA PISO	
HABITACION 1	10,00m²
HABITACION 2	10,60m²
PASO	6,60m²
BAÑO 1	3,60m²
TERRAZA 2 (100%)	3,00m²
TERRAZA 3 (100%)	5,60m²
<b>TOTAL</b>	<b>90,40m²</b>
<b>SOLARIUM</b>	<b>19,50m²</b>

## PLANTA PRIMERA / 1st FLOOR

3 DORMITORIOS / **BEDROOMS**  
2 BAÑOS / **BATHROOMS**  
SOLARIUM



08	07	06	05	04	03	02	01
25	26	27	28	29	30	31	32

PARCELA TIPO. 121,00M<sup>2</sup>



PLANTA BAJA	
SALÓN-COMEDOR-COCINA	31,00M <sup>2</sup>
HABITACION 3	8,50M <sup>2</sup>
BAÑO 2	3,50M <sup>2</sup>
TERRAZA 1 (100%)	8,00M <sup>2</sup>
PLANTA PISO	
HABITACION 1	10,00M <sup>2</sup>
HABITACION 2	10,60M <sup>2</sup>
PASO	6,60M <sup>2</sup>
BAÑO 1	3,60M <sup>2</sup>
TERRAZA 2 (100%)	3,00M <sup>2</sup>
TERRAZA 3 (100%)	5,60M <sup>2</sup>
<b>TOTAL</b>	<b>90,40M<sup>2</sup></b>
<b>SOLARIUM</b>	<b>19,50M<sup>2</sup></b>

PLANTA BAJA / *GROUND FLOOR*

3 DORMITORIOS / *BEDROOMS*  
2 BAÑOS / *BATHROOMS*  
SOLARIUM

"OUR EXPERIENCE IS YOUR GUARANTEE"